



# County of El Dorado

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## Legislation Text

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Department of Transportation recommending the Board consider purchase of property at 4461 Business Drive (APN 109-480-21), Shingle Springs, California. Department of Transportation will present a staff evaluation regarding the suitability of the property for County uses, including the permanent location of the West Slope Animal Shelter Facility.

### FUNDING: Tobacco Settlement Special Revenue Funds

BUDGET SUMMARY:		
Total Estimated Cost		\$ 2,775,000
Funding		
Budgeted	\$ 2,775,000	
New Funding	\$	
Savings	\$	
Other	\$	
Total Funding Available	\$ 2,775,000	
Change To Net County Cost		0

Fiscal Impact: Funds are included in the FY 2009-10 Tobacco Settlement Special Revenue budget for the permanent West Slope Animal Shelter Facility. Should this building be purchased with these funds for something other than the West Slope Animal Shelter, future funding for the West Slope Animal Shelter would be significantly constrained.

### Background:

The West Slope Animal Shelter was previously housed at the City of Placerville's (City) water treatment plant site. However, in February of 2004 the City informed the County that they would not be renewing the lease due to an expansion project at the plant. In March 2004 the then General Services Department identified the replacement of the Placerville Animal Shelter in the Master Facility Plan. In November of 2006 the County purchased a proposed site off Mother Lode Drive (Shinn property) for the construction of a new facility. During the 2007/2008 fiscal year, General Services in partner with the then Public Health Department had a study and design completed for a new shelter facility on the Shinn property. Due to budgetary constraints, this facility has not been constructed.

On March 3, 2010, a purchase agreement was signed by Supervisor John Knight, as negotiator for the Board, to purchase the building and improvements at 4461 Business Drive (APN 109-480-21). This purchase agreement was specifically conditioned upon ratification by the Board within 90 days. If the Board does not ratify the purchase agreement in that time, the purchase agreement is of no

further force and effect. The proposed purchase price is \$2,775,000.00.

The Board has not had an appraisal done of the property. However, the current owner, Butte Community Bank, provided a copy of an appraisal they had done on the property dated December 1, 2009. It reflected an appraised value of \$3,005,000.00. The County had an independent review of the appraisal performed, as of April 30, 2010, by Bender Rosenthal, Inc. That review concluded that “. . . [w]e find the appraiser’s opinions of as-[i]s market value, summed, as of the date of value of Nove[m]ber 20, 2009 - \$3,005,000 - to be adequately supported, reasonable and appropriate. The appraisal is deemed acceptable when considered base[d] on Restricted-Use report requirements.”

Staff has reviewed title to the property and found it acceptable.

The Planning Commission is considering the purchase at its meeting of May 13, 2010, for consistency with the General Plan. The results of that report will be available for the Board at the meeting of May 18, 2010. A negative declaration has been prepared for the purchase.

This is a 50,000 square foot building that could potentially house the West Slope Animal Shelter as well as provide additional office and storage space. Approximately 20,392 square feet are leased to Schilling Robotics, LLC, for a term that runs to September 30, 2012. The Facilities Division of the Department of Transportation, as well as the Development Services Department, County Counsel, and the Health Services Department, have evaluated this facility for suitability as a County facility and also the cost of converting it to that use. The results of that report will be presented to the Board at the meeting of May 18, 2010.

The Department is now returning to the Board to see if the Board wishes to ratify the purchase agreement and proceed with the purchase. This item had to be advertised 3 times pursuant to the Government Code. We projected the date of hearing to be May 18, 2010, and that date was advertised. Therefore this item had to be calendared for that date. Under the purchase agreement, the Board must act on it by June 1, 2010. Because of the lateness of some of the materials, we suggest that the Board receive the staff report, take public comment, discuss the matter, and then continue the item for one week, to May 25, 2010, for action.

**Reason for Recommendation:**

The Department of Transportation Facilities Division is requesting that the Board consider the findings of the analysis and provide direction to staff as to next steps. If the Board desires to consider ratification of the agreement and to move forward with the purchase of 4461 Business Drive, the Department of Transportation will return on May 25, 2010, with specific actions to ratify the purchase.

**Action to be taken following Board approval:**

- 1) Department will return to the Board as noted above.

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